

SITE PLAN COMMITTEE
JULY 10, 2001

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, James Aucamp, Jr., Michael Crowley, Sam Engel, Jr., and Vice-Mayor Judy Paul. Also present were Planner Scott McClure and Secretary Janet Gale recording the meeting.

2. SELECTION OF CHAIR

Chair Evans opened nominations. Mr. Engel nominated Mr. Evans, seconded by Vice-Mayor Paul. As there were no other nominations, nominations were closed. In a roll call vote, the vote was as follows: Chair Evans – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Engel – yes; Vice-Mayor Paul – yes. **(Motion carried 5-0)**

3. SELECTION OF VICE-CHAIR

Chair Evans opened nominations. Mr. Engel nominated Vice-Mayor Paul, seconded by Mr. Aucamp. As there were no other nominations, nominations were closed. In a roll call vote, the vote was as follows: Chair Evans – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Engel – yes; Vice-Mayor Paul – yes. **(Motion carried 5-0)**

4. APPROVAL OF MINUTES: June 12, 2001

Mr. Aucamp made a motion, seconded by Vice-Chair Paul, to approve the minutes of June 12, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

5. SITE PLANS

5.1 SP 5-2-01, Florida Power & Light Company Gulfstream Service Center, 4000 Davie Road Extension (U) **(tabled from June 26, 2001)**

Natalie Rue, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Engel noted that the required landscape architect's signature and registration numbers were not on the drawings. Ms. Rue responded that she would take care of this problem.

Ms. Rue referred to renderings and explained the nature of the project. At Mr. Aucamp's inquiry, Mr. McClure indicated the placement of three trees which were the subject of mitigation. Mr. Engel expressed concerns about a large Oak tree which was too close to the paved driveway. After a brief discussion, it was resolved that the applicant would place paver blocks close to the Oak tree and in the two parking spaces which were located on each side of tree. The applicant also agreed to reimburse the Town's tree preservation fund for a total of ten trees.

Chair Evans noted that the original application had expired. Ms. Rue explained that this was actually the second time the applicant went through this process and the same building was being addressed. She clarified that nothing had been changed since the previous meeting with this Committee. In the discussion that ensued, architectural details were discussed including the framing of "twin T's" in order for the new construction to blend better. Also discussed were drainage issues and water retention areas. Ms. Rue was in agreement with the recommendations made by the Committee.

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Mr. Aucamp made a motion, seconded by Vice-Chair Paul, to approve subject to staff's comments and adding that pavers be placed in the driveway next to a 26-inch caliber Oak tree and to eliminate the two parking spaces next to that tree; that a letter of responsibility be secured; and to frame the existing, exposed two "T"s and stucco them to match the facia on the new building. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Paul - yes; Mr. Aucamp - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

5.2 SP 4-4-01, Rolling Hills Exect. Center II/Rolling Hills Golf & Tennis Club, SW 30 Street west of University Drive (B-2)

Barney Lombardi and Rick Rodriguez, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Rodriguez explained the nature of the project. He stated that the color scheme was consistent with existing structures.

Mr. Engel noted that the plans did not have a landscape architect's signature and seal. Mr. Lombardi responded that Architect Patty McCloud needed to seal the plans. Mr. Aucamp recommended that four trees in front of the building be increased in height and Mr. Lombardi agreed. Mr. Aucamp also recommended that accent plants be used in the landscape beds in front of the building and asked if additional space could be used. Mr. Lombardi agreed and stated that if the landscape architect felt this was feasible, it would be done. He suggested that Ms. McCloud meet with Mr. McClure to make these modifications.

Chair Evans raised concern that the two rear walls of the building which faced the golf course, had very little architectural detail. A discussion ensued regarding changes that could be made to enhance the architecture of the building.

Mr. Engel asked about the sign. Mr. Lombardi stated that staff's comments directed that the letters of the sign be reduced and the style be changed. Mr. Engel suggested that the petitioner return for a separate approval on signage. Mr. McClure indicated that the location of the sign was appropriate.

Vice-Chair Paul made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations, eliminating number 4, in order to review signage under separate approval; to include the landscape architect's seal on all necessary documents; to increase the height and number of Carpentaria Palms to be approved by Mr. McClure; to add accent plants to the landscape bed; to add an architectural enhancement on the back wall (within the three-window band at the center of the west elevation to be similar to the front elevation), to be reviewed by Chair Evans. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Paul - yes; Mr. Aucamp - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

5.3 SP 11-2-00, Long Lake Ranches [Estates II]. 3501 Nob Hill Road (AG and E)

Kevin Ratterree and Charles Mucciolo, representing the petitioner, were present. He explained why he requested that his application be reconsidered. Mr. Crowley stated that this project was under review with the Central Broward Water Control District and he would address further comments with the District.

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Mr. Aucamp asked for exact plans for existing trees. Mr. Ratterree referred to the landscape plan and explained that the trees were tagged and the first priority list was completed with Mr. McClure, an arborist, and the landscape architect for the project. Mr. Aucamp expressed his concern that the trees be properly relocated. Mr. Mucciolo pointed out which trees would be relocated. There was a discussion regarding the natural and created wetlands and which trees would remain and which would be moved. Mr. Ratterree indicated that they were presenting a "Code minimum" landscape plan for the Hiatus Road parcel because it would be two years before the development was completed and the choice of foliage depended on draught conditions.

Mr. Ratterree pointed out that there would be a pedestrian trail that would lead up to the wetlands; however, the entrance to the wetlands would be discouraged, especially because there were archeological sites within the area. Vice-Chair Paul stated that she had done some research on the archeological sites and had concerns with the two parcels that were being mitigated. Mr. Ratterree explained that the agreement was to preserve the primary site and mitigate the two parcels that Vice-Chair Paul had referenced. He explained the procedures for mitigating archeological sites. Mr. Ratterree stated that if the site was found to be a burial site, then the State made the decision whether or not to move the remains. Vice-Chair Paul indicated that archeological findings that were allowed to be removed, would be sent to a museum.

Vice-Chair Paul recommended that only parcel A be accepted because parcels B and C did not have final details for landscape plans. Mr. Aucamp clarified that the developer could not speculate on what would be available in two years so a landscape plan was not applicable.

Vice-Mayor Paul asked if the Central Broward Drainage District's requirements changed over the next few years, would the developer be required to meet the new standards or would they be permitted to comply with the standards that were in affect at the time of original approval. Dennis Mele, representing another petitioner, stated that if the rules and standards changed, the developer would have to comply with the new rules. He clarified that this was a risk that the developer had to take. If the change affected the site plan, then a new site plan would have to be approved.

Vice-Chair Paul referred to the Zoning in Progress and noted that parcel A was not affected by it. She asked if once the developer got to parcel C, if the Zoning in Progress regulations would apply if this application was approved at this meeting. It was clarified that the Zoning in Progress would not affect this development whatsoever.

Vice-Chair Paul clarified that the petitioner had assured that there were no "special, threatened, or endangered" wildlife species on the property. She stated that through Council, she was going to call for an independent wildlife review. Vice-Chair Paul explained that through an ordinance, the Town had this right if it did not agree with wildlife documentation. She further stated that if there was a discrepancy, the petitioner would have to pay for the review; otherwise, the Town would be responsible for the cost.

Mr. Aucamp made a motion, seconded by Mr. Engel, to approve subject to a Town appointed representative to go into the entire area, parcels A, B, and C if necessary, to access the presence of wildlife and make recommendations for its removal, and to include the existing recommendations that were made at the last meeting. In a roll call vote, the vote was as

follows: Chair Evans – yes; Vice-Chair Paul – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Engel – yes. **(Motion carried 5-0)**

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5.4 SP 3-7-01, New Storage Warehouse for Designed Traffic Installation, Inc., 4601 SW 30 Street (M-4, County)

Frank Suarez and John Coyne, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Mr. Suarez showed a site plan that had been previously approved, but had lapsed. He stated that initially, there were concerns with the architecture of the building and the landscape buffer. Mr. Suarez showed the improvements for both of these concerns. He stated that there was no additional traffic according to the traffic study. It was indicated that the property had been in use for 40 years.

Mr. Coyne indicated that there would be no increase in activity on the property. He also indicated that the adjacent trailer park could not be seen from the property in question.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Paul – yes; Mr. Aucamp – yes; Mr. Crowley – yes; Mr. Engel – yes. **(Motion carried 5-0)**

6. OLD BUSINESS

There was no old business discussed.

7. NEW BUSINESS

There was no new business discussed.

8. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

9. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:00 p.m.

Date Approved: _____

Chair/Committee Member